

AGENDA
PLANNING AND ZONING COMMISSION
222 St. Louis Street, Room 348
Monday, October 21, 2019
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **September 16, 2019**
[September 16, 2019](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

14, 16

CONSENT - ITEMS FOR DEFERRAL

19

CONSENT - ITEMS FOR APPROVAL

6, 7, 8, 9, 10, 11, 12, 15, 18, 20

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-12-19 363 Edison Street**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of Edison Street, north of Government Street, and south of North Boulevard, on Lot 13 of the Bernard Terrace Addition Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Recommend approval, based upon a review of the area in a greater level of detail, compatibility with surrounding uses, and dimensional constraints of subject lot

Related to ISPUD-9-19[Application](#) [Staff Report](#)**3. ISPUD-9-19 Terrell Cottages (363 Edison Street)**

Proposed two unit medium density single family residential development, located east of Edison Street, north of Government Street, and south of North Boulevard, on Lot 13 of the Bernard Terrace Addition Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PA-12-19[Application](#) [Staff Report](#) [Plans](#)**4. Case 55-19 3976, 3990 Tyrone Drive**

To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on the property located on the south side of Tyrone Drive, to the west of Valley Street, on Lots 3 and 4, Block 10 of Valley Park Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff cannot certify the proposed request meets the criteria for a change of zoning. While it conforms to UDC requirements it is inconsistent with the Comprehensive Plan, and represents the intrusion of commercial uses into residential area

[Application](#) [Staff Report](#)**5. Case 60-19 20152 Highland Road**

To rezone from Rural to Light Industrial (M1) on the property located on the south side of Highland Road, to the east of Airline Highway, on Lot C-1 of the H. P. Armstrong Property. Section 37, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)**6. CONSENT FOR APPROVAL Case 61-19 1585 Stonegate Court**

To rezone from Town House (A2.5) to Single Family Residential (A1) on the property located on the east side of Stonegate Court, to the north of Old Hammond Highway, on a portion of Lot G of the H. B. Harelson Tract (now part of Stonegate Subdivision) measuring 284 ft. x 172 ft. x 332 ft. Sections 62 and 87, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)**7. CONSENT FOR APPROVAL Case 62-19 5068 Airline Highway**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1) on the property located on the south side of Airline Highway, to the east of North Foster Drive, on a portion of Lot F-1-A of the Lelia Opdenweyer Tract. Section 39, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **CONSENT FOR APPROVAL Case 63-19 11294 Florida Boulevard**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1) on the property located on the south side of Florida Boulevard, to the west of Sherwood Forest Boulevard, on a portion of Lot A-1 of the Holt T. Harrison Property. Section 12, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
9. **CONSENT FOR APPROVAL Case 64-19 10777 Greenwell Springs Road**
 To rezone from General Residential (A4) to Heavy Commercial (HC1) on the property located on the north side of Greenwell Springs Road, to the west of W. Green Ridge Drive, on Lot 7-B of the H. E. Hopper Property. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 65-19 5350 Perkins Road**
 To rezone from Traditional Neighborhood Development (TND) to Single Family Residential (A1) on the property located on the south side of Perkins Road, to the east of Congress Boulevard, on a portion of Lot RZ-3-D of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
11. **CONSENT FOR APPROVAL Case 66-19 7560 Corporate Boulevard**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bar and Lounge)(C-AB-2) on the property located on the south side of Corporate Boulevard, to the west of Jefferson Highway, on a portion of Lot A-2-B, Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
12. **CONSENT FOR APPROVAL Case 67-19 3636 S. Sherwood Forest Boulevard, 11550 New Castle Boulevard**
 To rezone from Rural to Heavy Commercial (HC2) on the properties located on the west side of S. Sherwood Forest Boulevard, to the south of Southfork Avenue, on Lots 1-W-3-E-1-A and 1-W-3-E-1-B of the property of T. P. Singletary. Section 51, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)

13. **Case 68-19 Drusilla Jefferson Overlay**

Expansion of overlay district boundary on property located to the west of Drusilla Lane, to the north Interstate I-12 and Jefferson Highway, to include Lots B-2-A and B-2-B of Singletary Place Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Staff Report](#)

14. **CONSENT FOR WITHDRAWAL ISPUD-7-19 La Rosa di Highland**

Proposed mixed use development includes commercial, office, retail, and residential uses on property located north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

Withdrawn by the applicant on September 30, 2019

15. **CONSENT FOR APPROVAL ISPUD-8-19 Elysian III Apartments**

Proposed multifamily residential development on property located south of Spanish Town Road, west of Canal Street, and east of North 11th Street, on Lots 52-A, 53-A, and four undesignated lots of the Nicaragua Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

16. **CONSENT FOR WITHDRAWAL SPUD-2-18 Valencia Park**

A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker)

Withdrawn by the applicant on October 3, 2019

[Application](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

17. **TND-1-07 Phases 1-10, Rouzan Concept Plan Revision 9**

To add additional vehicular access points on property located south of Perkins Road, east of Glasgow Avenue. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

18. **CONSENT FOR APPROVAL PUD-2-00 C Store, Burbank University Final Development Plan**

Proposed retail with gas station and rental space, located north of Ben Hur Road and east of Nicholson Drive on Tract B-3-B-1-A-2 of the Nelson Tract. Section 1, T8S, R1W and Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

19.

CONSENT FOR DEFERRAL PUD-4-08 Charter School, Woman’s Hospital Final Development Plan, Revision 1

Proposed addition of four modular classroom buildings to existing charter school, located east of McCall Drive and northeast of Mullins Way on Tract X-1-B of the Anderson, Eola McCall Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

Deferred to November 18 by Councilmember Hudson

[Application](#) [Staff Report](#) [Plans](#)
20.

CONSENT FOR APPROVAL SS-10-19 Connell’s Park. 1st Filing (Flag Lot Subdivision)

Proposed flag lot subdivision located north of Cumberland Place and west of Connell’s Park Lane, on Lot 32-A of the Connell’s Park Subdivision, 1st Filing (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)
21.

SS-11-19 Cyril Place Subdivision

Proposed small subdivision located north of Lasalle Avenue and east of Cyril Avenue, on Lots A, Y-1, 2-1, 3-1, 8-A, and 8-B, of the Lobdell Acres Subdivision (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)
22.

INITIATE TEXT AMENDMENT – REVISIONS TO UDC CHAPTERS 13, 14 AND 16

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN